

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 5-8-04 Strike Zone Plaza/Synalovski Gutierrez Romanik Architects Inc., 12425 Orange Drive/Generally located at the northwest corner of Flamingo Road and Orange Drive

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 5-8-04 Strike Zone Plaza, 12425 Orange Drive (B-3)

REPORT IN BRIEF: The applicant requests approval of the site plan for the Strike Zone Plaza, located on "Parcel C" within the development known as "Flamingo Commons", at the northwest corner of Flamingo Road and Orange Drive. The proposal is for a 19,692 square feet of commercial development that includes a 4,279 square foot bank with three (3) drive-thru lanes and a 15,413 square foot multi-tenant retail plaza.

Access is provided by two (2) openings internal to "Flamingo Commons"; one from the existing private access road that connects to Orange Drive and the other from the existing private access road that connects to Flamingo Road. There are 87 parking spaces being provided, including four (4) handicapped spaces, with 85 being required for the proposed uses. A sidewalk connection from Orange Drive to the Bank is being provided, and a handicapped accessible connection between the Bank and multi-tenant building is being provided by a textured crossing west of the drive-through exit.

The site plan shows 32,434 square feet (0.745 acres) or 27.8 percent of open space (20 percent minimum allowed by the "ICW" settlement agreement). The subject property lies within Central Broward Water Control District. Approval from the District is required in order to implement the proposed drainage improvements. A temporary construction trailer is proposed located 80' north of Orange Drive, near the existing private access drive. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one (1) year.

This proposed bank and multi-tenant retail plaza can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is a gas station, to the south is Orange Drive, to the west is a vacant commercial parcel approved to have a private school, and to the east Flamingo Road

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 9, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following

comments: 1) that staff research the Broward County Green Way Plan and if there is anything to be modified in order to match the County's plan, then it needs to be addressed before going to Town Council; 2) on the bank entry canopy, the floor plan is to match the revised elevation and that element should either "die" into the other roof or make it a tower, to be worked out with staff; 3) eliminate one of the teller drive-thru lanes at the end in order to make a by-pass lane; 4) reduce the overhang over the by-pass lane so that there is no obstruction thereby allowing a 14' height; and 5) on the shopping center portion, have the rear service area to match the same requirements as the "sister" retail building to the north insofar as landscaping and walls are concerned. (Motion carried 3-0 with Mr. Breslau abstaining and Mr. Aucamp absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions must be met prior to final site plan approval.

1. Provide one third of the cost for improvements needed to Orange Drive adjacent to "Flamingo Commons", pursuant to the corridor study performed by the URS Corporation and as agreed to by the applicant.
2. Revise the Access and Parking plan and Lighting plan and as indicated in the application details.

Attachment(s): Staff Report, Future Land Use Plan Map, Zoning and Aerial Map, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Alex Fernandez, CEO
A.F. Management of South Florida
Address: 10081 Pines Boulevard, Suite A
City: Pembroke Pines, FL 33024
Phone: (954) 885-1021

Agent:

Name: Synalovski Gutierrez Romanik Architects Inc.
Address: 3950 North 46 Avenue
City: Hollywood, FL 33021
Phone: (954) 961-6806

Background Information

History: The Site Plan Committee recommended approval subject to five (5) conditions.

Application Request: Approval of the site plan for Strike Zone Plaza, for a bank and multi-tenant retail plaza.

Address/Location: 12425 Orange Drive/Generally located at the northwest corner of Flamingo Road and Orange Drive

Future Land Use Plan Map: Commercial

Zoning: B-3, Planned Business Center District

Parcel Size: 2.68 acres (116,649 square feet)

Existing/Proposed Use: Vacant/Bank with a drive-thru and a Multi-tenant retail plaza

Surrounding Land

	<u>Surrounding Uses:</u>	<u>Use Plan Map Designations:</u>
North:	Mobile Gas Station	Commercial
South:	Orange Drive, Linear Park	Recreation/Open Space
East:	Flamingo Road	Commercial
West:	Vacant (private school, SP 4-3-04 M.I.B.)	Commercial

Surrounding Zoning:

North:	B-3, Planned Business Center District
South:	B-3, Planned Business Center District
East:	B-3, Planned Business Center District
West:	B-3, Planned Business Center District

Zoning History

Zoning, Variance, and Vacation History: This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement. The agreement entitles the owner to use Broward County parking requirements, allows the amount of water surface in open space to be 25 percent, and allows parcels to be developed with 20% minimum open space.

The rezoning, ZB 11-2-95, changing 28 acres of the site from: A-1, Agricultural District to: B-3, Planned Business Center District was approved on November 2, 1995.

The rezoning, ZB 11-2-99, changing .93 acres adjacent to Flamingo Road, from: A-1, Agricultural District to B-3, Planned Business Center District, was approved on December 5, 2000.

The variance, V 1-1-00, reducing minimum lot size and depth of the B-3, Planned Business Center District, to rezone .93 acres adjacent to Flamingo, and to reduce the minimum building separation for two (2) locations on Flamingo Commons Parcel A, was approved on March 6, 2000.

The vacation, VA 3-1-00, vacating an easement between the ICE Plat and ICE II Plat, was approved on May 17, 2000.

Plat History: The plat, 12-1-95, ICE Plat, was approved by Town Council on April 2, 1996, and was subsequently recorded in Plat Book 165, Page 21, of the official records of Broward County on July 8, 1998.

The plat, 12-2-99 ICE II Plat, was approved by Town Council on June 21, 2000, and was subsequently recorded in Plat Book 170, Page 136, of the official records of Broward County on November 6, 2001.

Traffic Concurrency Agreements: A traffic concurrency agreement related to the ICE Plat was approved by Resolution No. R-96-397, on December 12, 1996, but was not approved by the other contracting parties.

A traffic concurrency agreement related to the ICE Plat was approved by Resolution No. R-97-436, on December 17, 1997.

An amendment to a traffic concurrency agreement related to the ICE Plat, was approved by Resolution No. 98-013, on January 7, 1998.

An agreement for the provision of a lien for the security to secure the required subdivision improvements for the ICE Plat was approved by Resolution No. 98-197, on June 30, 1998.

Delegation Requests: The delegation request, DG 7-1-97, was approved by Resolution No. 97-277, to revise certain openings and associated turn lane configurations, on August 20, 1997.

The delegation request, DG 7-2-99, to authorize a revision to the restrictive note from: "This plat is restricted to 300,000 square feet of commercial use"; to: 210,000 square feet of commercial use", was approved on September 1, 1999. This request was not approved by Broward County.

The delegation request, DG 11-1-99, for an 80' opening on Flamingo Road (to support right turn in and right turn out) centered 110' south of the east 1/4 section line of Section 26-50-40 was approved on December 1, 1999 (Resolution No. 99-359). The ICE Plat was originally approved with a 60' access opening (to support right turn in and right turn out) centered 110' south of the east 1/4 section line of Section 26-50-40, but upon recording the plat the opening was deleted by the applicant.

The delegation request, DG 9-3-01, to authorize a revision to the restrictive note from: "This plat is restricted to 300,000 square feet of commercial use"; to: "110,000 square feet of commercial use on Parcel A-1, 100,000 square feet of commercial use on Parcel A-2, and 90,000 square feet of commercial use on Parcel A-3", was approved on December 4, 2001. This request was not approved by Broward County.

The delegation request, DG 8-1-02, to authorize a revision to the restrictive note from: "This plat is restricted to 300,000 square feet of commercial use"; to: "This plat is restricted to 110,000 square feet of commercial use on Parcel A-1, 100,000 square feet of mini-warehouse use on Parcel A-2; and 90,000 square feet of commercial use on Parcel A-3", was approved on August 21, 2002.

Site Plan History: The site plan, SP 12-9-99 Flamingo Commons, for a 28 acre joint venture master plan, designed for office/retail use, was approved on March 15, 2000.

The site plan, SP 6-2-00 Flamingo Petroleum, for 7,050 square feet of gas station, carwash, and retail on Flamingo Commons Parcel B, was approved on February 21, 2001.

The site plan, SP 6-5-01 Shoppes at Flamingo Commons, for a 23,245 square foot retail plaza on Parcel C, was approved on October 3, 2001. No construction permit was secured and the site plan expired.

The site plan, SP 10-2-01 Stor-All, for a 91,061 square foot mini-warehouse on Flamingo Commons Parcel D, was approved on March 19, 2002.

The site plan, SP 7-2-02 Blockbuster Plaza, for an 11,498 square foot retail plaza on Flamingo Commons Parcel A, was approved on November 20, 2002.

The site plan modification, SP 9-3-03 Blockbuster Plaza, to change the landscape planter area and retail bay configuration, was approved on September 25, 2003.

The site plan, SP 4-3-04 Montessori Institute of Broward, for a private school on Flamingo Commons Parcel F, was approved on November 3, 2004.

The site plan, SP 6-8-04 Flamingo Commons Parcel G, for an office building, is currently under review.

Applicable Codes and Ordinances

§12-24 (J) (6) of the Land Development Code, Planned Business Center (B-3) District. The B-3 District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to meet the shopping and service needs of large sections of the town or metropolitan areas. Such business generally requires considerable ground area, do not cater directly to pedestrians, and need a conspicuous and accessible location convenient for motorists.

§12-83 of the Land Development Code, Conventional Nonresidential Development Standards, B-3, Planned Business Center District requires the following minimums: lot area of 43,560 square feet, 150' frontage, 200' depth, 25' setbacks on all sides except 50' on sides abutting residentially zoned, occupied, or Land Use Plan designated properties, and the following maximums: height 35', 40% building coverage. The "ICW" settlement agreement entitles the owner to 20% minimum open space and may use Broward County parking requirements if desired.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of the site plan for the Strike Zone Plaza, located on "Parcel C" within the development known as "Flamingo Commons", at the northwest corner of Flamingo Road and Orange Drive. The proposal is for a 19,692 square feet of commercial development that includes a 4,279 square foot bank with three (3) drive-thru lanes and a 15,413 square foot multi-tenant retail plaza.
2. *Buildings:* The design of the Sun Trust Bank attempts to capture the northern classic colonial architectural style theme of "Flamingo Commons" by applying brick stucco to the elevations with soldier course brick patterns, grayish brown flat shake concrete roof, dark bronze anodized window frames and doors, decorative medallions, decorative light fixtures, with grey and light grey smooth stucco accents and banding. The northern classic colonial style is used for the multi-tenant building and it matches the multi-tenant building approved on "Flamingo Commons Parcel A" that is near completion. The multi-tenant building has soldier course brick patterns, grayish brown flat shake concrete roof, decorative medallions, decorative light fixtures, dark bronze anodized window frames and doors, with grey and light grey smooth stucco accents and banding. The proposed uses for the multi-tenant building include retail, medical, restaurant, and ancillary storage.
3. *Access and Parking:* Access is provided by two (2) openings internal to "Flamingo Commons"; one from the existing private access road that connects to Orange Drive and the other from the existing private access road that connects to Flamingo Road. There are 87 parking spaces being provided, including four (4) handicapped spaces, with 85 being required for the proposed uses. A sidewalk connection from Orange Drive to the Bank is being provided, and a handicapped accessible connection between the Bank and multi-tenant building is being provided by a textured crossing west of the drive-through exit. The sidewalk along Orange Drive will be extended to the Flamingo Road right-of-way, and a crosswalk southward across Orange Drive will be provided. Prior to final site plan approval by staff, the sidewalk shown along Flamingo Road and from Flamingo Road along the northern boundary of the parcel will be deleted because the improvement was not required by plat.
4. *Lighting:* The lighting plan needs to be revised as a few places along Orange Drive and Flamingo Road indicate that 0.5 foot candles spillover at the property lines is being exceeded.

5. *Landscaping:* The site plan shows 32,434 square feet (0.745 acres) or 27.8 percent of open space (20 percent minimum allowed by the “ICW” settlement agreement). The existing landscape buffer required for “Flamingo Commons” contains alternating plantings of Live Oak, Gumbo Limbo, Purple Orchid, Yellow Poinciana, Cocoplum hedge, and, Arboricola hedge. The landscape islands in the parking lot contains Bridalveil tree with Indian Hawthorne at the base. Pink Crepe Myrtle and is being used to accent the Orange Drive buffer and Pink Tabebuia are used in the front and rear of the Bank. The landscape areas around the Bank building have a background of Green Island Ficus Microcarpa against the building, Alexander Palm with beds of Bush Allamanda and Indian Hawthorne. Yew Podocarpus has been used around the dumpster enclosures. The entrance at Flamingo Road has Royal Palm, Nora Grant Ixora, and bed of Variegated Liriope. In front of the multi-tenant building there are planters that have Alexander Palm, with a background Sweet Viburnum hedge and beds of Variegated Liriope.
6. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from the District is required in order to implement the proposed drainage improvements.
7. *Temporary Uses:* A temporary construction trailer is proposed located 80’ north of Orange Drive, near the existing private access drive. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one (1) year.
8. *Compatibility:* This proposed bank and multi-tenant retail plaza can be considered compatible with both existing and allowable uses on the adjacent properties. To the north is a gas station, to the south is Orange Drive, to the west is a vacant commercial parcel approved to have a private school, and to the east Flamingo Road.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Revise the bank elevations to match the architectural theme of the overall center, provide sidewalk connection between the bank and multi-tenant building, revise loading zone, provide sheet showing temporary uses. *(These have been provided.)*

Engineering: Delineate sight triangles, provide minimum 25' turning radii, provide sidewalk to the Flamingo Road right-of-way and pedestrian crossing southward on Orange Drive, and provide additional improvements to the Orange Drive corridor, west of Flamingo Road. *(All items have been provided. A study of the Orange Drive corridor, west of Flamingo Road, and review of Flamingo Commons' on-site circulation functionality and safety, pursuant to the cost recovery program, is being conducted by URS Corporation. The study and recommendations will be completed prior to the consideration of this request by Town Council.)*

Staff Analysis

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, is compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions must be met prior to final site plan approval:

1. Provide one third of the cost for improvements needed to Orange Drive adjacent to "Flamingo Commons", pursuant to the corridor study performed by the URS Corporation and as agreed to by the applicant.
2. Revise the Access and Parking plan and Lighting plan and as indicated in the application details.

Site Plan Committee Recommendation

At the November 9, 2004, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the following comments: 1) that staff research the Broward County Green Way Plan and if there is anything to be modified in order to match the County's plan, then it needs to be addressed before going to Town Council; 2) on the bank entry canopy, the floor plan is to match the revised elevation and that element should either "die" into the other roof or make it a tower, to be worked out with staff; 3) eliminate one of the teller drive-thru lanes at the end in order to make a by-pass lane; 4) reduce

the overhang over the by-pass lane so that there is no obstruction thereby allowing a 14' height; and 5) on the shopping center portion, have the rear service area to match the same requirements as the "sister" retail building to the north insofar as landscaping and walls are concerned. (Motion carried 3-0 with Mr. Breslau abstaining and Mr. Aucamp absent)

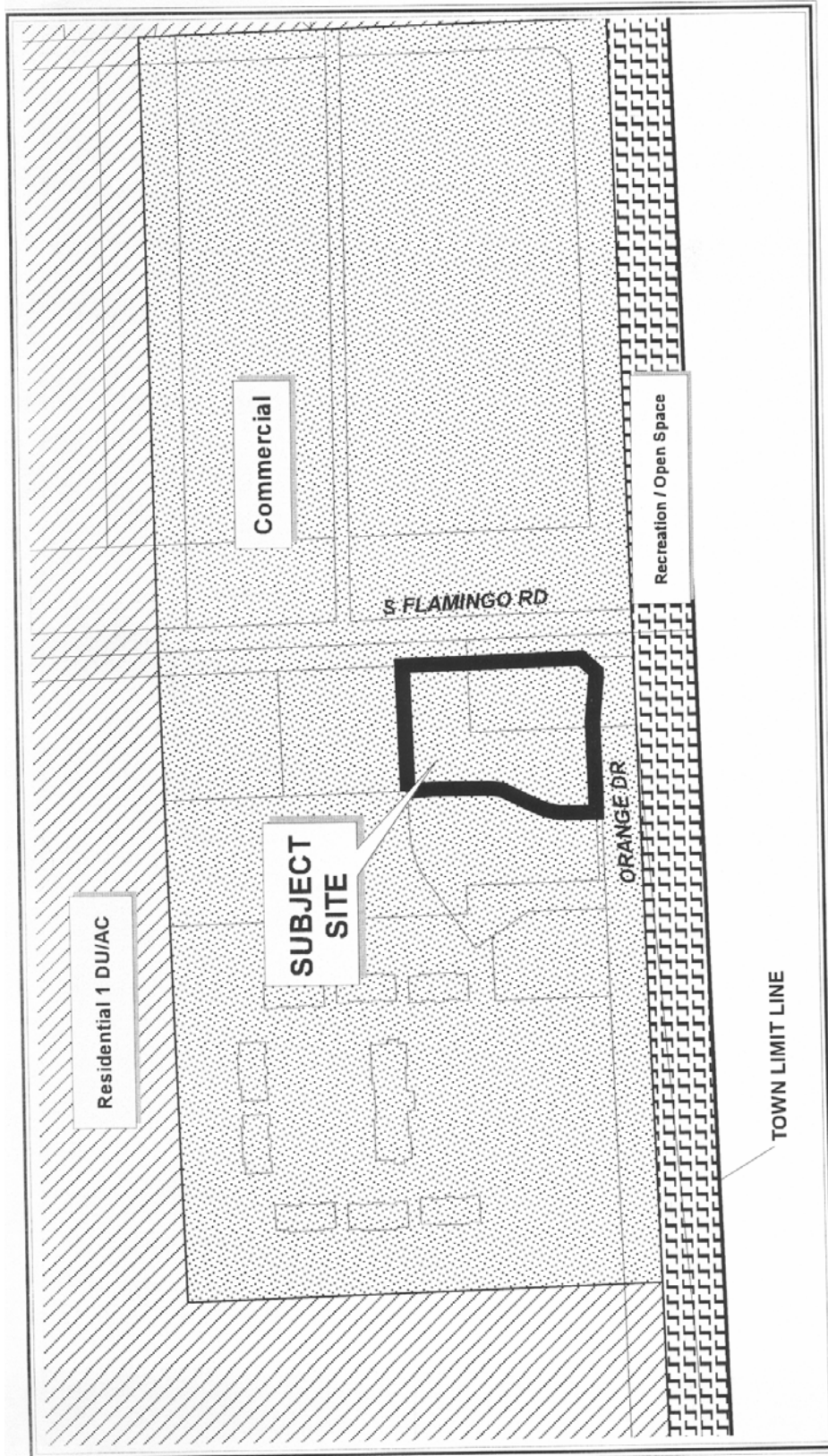
Town Council Action

Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Site Plan

Prepared by: _____

Reviewed by: _____



300 0 300 600 Feet

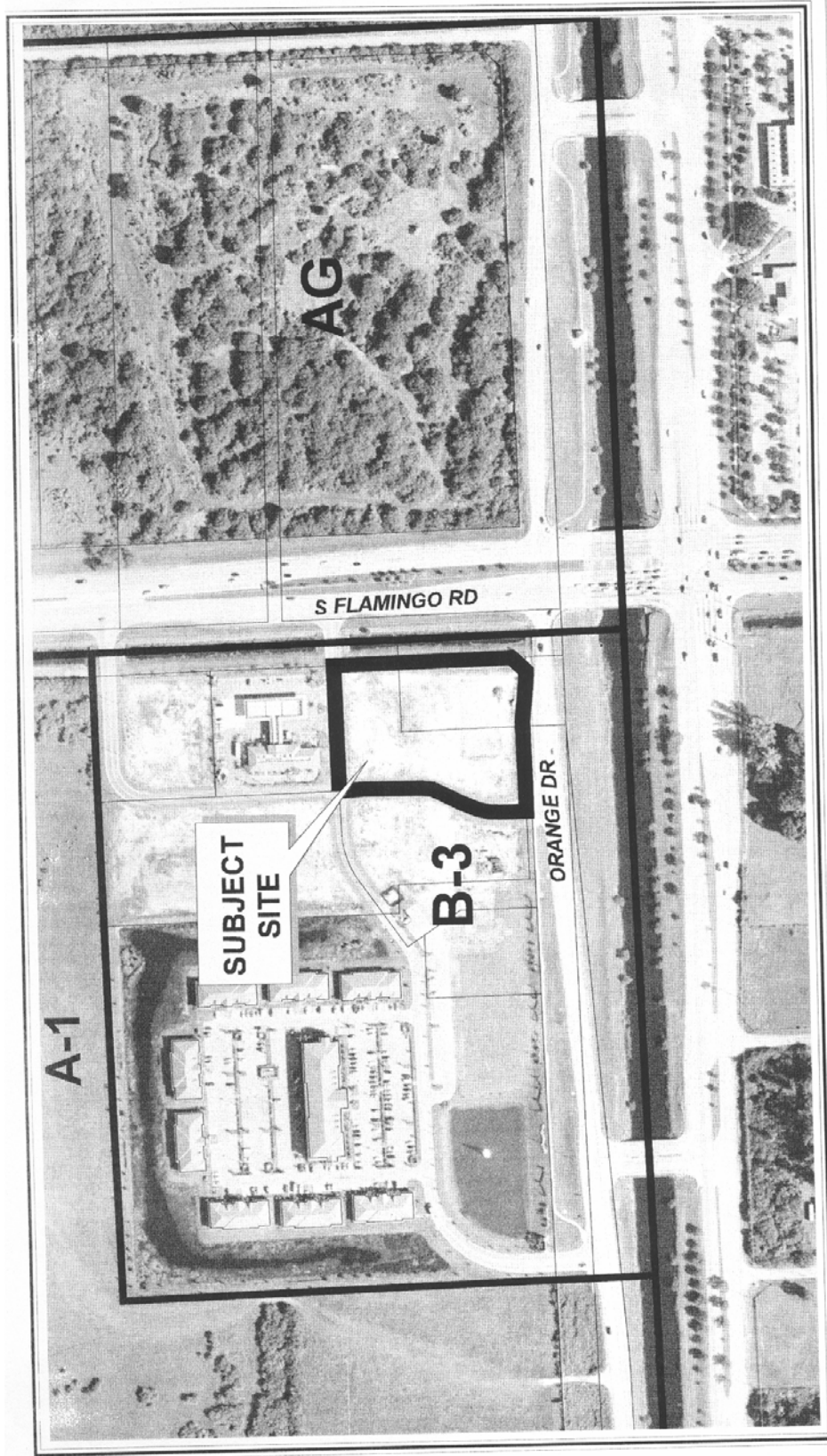


Prepared by the Town of Davie GIS Division



Future Land Use Map

Prepared By: ID
Date Prepared: 10/19/04



Date Flown:
12/31/02



300 0 300 600 Feet



Prepared by the Town of Davie GIS Division

SITE PLAN **SP 5-8-04** **Zoning and Aerial Map**

Prepared By: ID
Date Prepared: 10/19/04

